

**York Township
Traffic Impact Fee Study
LAND USE ASSUMPTIONS REPORT**

IV. Future Growth

Current population and development trends, existing conditions, and potential development areas contributed to projected development patterns and land use assumptions for York Township. Not all land available for development in York Township is anticipated to develop in the next ten years. Future growth or growth that concentrates on development in the next ten years includes recent development (sub-division land development since June 2001), development based on infrastructure improvements, population trends, current development trends (building permits), and community identified opportunity sites. Each contributes to land uses of 2012.

A. Pending Sub-division / Land Development

Properties listed in Table 9: Pending Sub-division / Land Development Since June 18, 2001 are those properties that have had a sub-division or land development plan submitted to the township since June 18, 2001 and that have residential development greater than five units. These properties are subject to traffic impact fees per York Township resolution 2002-07 and have been included in projections of land development for 2012. Data in Table 9 does not include applications submitted prior to June 18, 2002 that have not received final approval, nor does it include developments approved but not fully constructed or occupied. Table A.3 Pending Sub-division / Land Development Since June 18, 2001 in Appendix A provides a list and status of current and pending applications. All applications submitted prior to June 18, 2001 were assumed developed for this report.

Table 9: Pending Sub-division / Land Development Since June 18, 2001

Identif-ication Number	Name of Project	Type of Development	Size of Development
B-1	Wellspan Cancer Treatment Center at Apple Hill	Medical building expansion	1,430 s.f.
C-1	Wilfred & Marian Markey	Residential	7 lots
C-2	MRI of York	Medical building expansion	614 s.f.
A-1	Heather Glen	Residential	79 lots
C-3	Toms Convenience Store, Shipley Stores	Gas station/conv. store/vehicle wash	4000 s.f.
C-4	Moxie Estates (from Wilfred Markey Sub.)	Residential	16 lots
B-3	MGM Enterprises	Commercial	4 lots

Source: York Township data, April 2002 and extrapolated from Table A.3 Pending Sub-division / Land Development Since June 18, 2001 in Appendix A.

Sixteen applications for sub-division or land development have been filed at the township since June 18, 2001 and eight of those are eligible for Traffic Impact Fees. Just over half (56%) of the sixteen applications submitted are for residential uses.

B. Anticipated Development

One-third (34%) of the 10,131 developable acres in the township are anticipated to develop over the next ten years or approximately 3,402 acres. Table 10: Land Anticipated to Develop in 10 Years by Zoning District illustrates in which zoning district development is anticipated to occur. Map 5: Developable Land with Assumed Development 2012, illustrates the location of the 3,402 acres of development anticipated to occur over the next ten years.

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Table 10: Land Anticipated to Develop in 10 Years by Zoning District

Zoning District	Acres	Percent of Total
RL3 - Low Density Residential	775.3	22.8%
RM5 - Medium Density Residential	526.5	15.5%
RH9 - High Density Residential	241.3	7.1%
OP - Office Professional	86.3	2.5%
CS - Shopping Commercial	118.0	3.5%
CH - Commercial Highway	3.4	0.1%
I - Industrial	56.2	1.7%
FO - Farming Open Space	1,595.1	46.9%
Total	3,402.2	100%

Source: York Township Zoning and 2001 Existing Land Use data.

Development activity is anticipated in all of the township’s zoning districts. Three zoning districts, FO, RM5 and RL3 (Farming Open Space, Medium Density Residential and Low Density Residential respectively) are anticipated to receive 85 percent of the development in the next ten years. The Farming Open Space district is anticipated to be the site of nearly half (47%) of the development.

Not all areas are anticipated to develop for the same reasons some areas may develop due to the presence of infrastructure others as a result of development pressure from surrounding municipalities, or based on stated interests to develop. There are specific areas of the township where development is anticipated to occur according to a specific land use. These specific sites have been identified as Opportunity Sites and are described below.

C. Opportunity Sites

Opportunity Sites are parcels of land whose future development or redevelopment is recognized as impacting the future land use character of the township. Opportunity site identification is significant in that it represents the community’s acknowledgement that not only will these sites develop or be redeveloped, perhaps within the next ten years, but that the style and type of development on these properties will impact the community. Opportunity Sites comprise 1,337 acres of the land anticipated to develop in the next ten years.

Several properties were identified through community input and by the Sustainable Community Plan Steering Committee as sites most likely to develop within the next ten years or as sites whose redevelopment in the next ten years could impact the community. Speculation was made regarding how the properties should develop or be redeveloped as a benefit to the community. Development or redevelopment assumptions were based on current zoning. Table 11: Opportunity Sites includes Opportunity Site number, current zoning designation and total acreages. Opportunity Site numbers in the table correspond with the numbers of Map 6: Opportunity Sites.

Opportunity Sites such as Queensgate Plaza (Number 1), portions of Dairy Land Square (Number 3) and the Community Center (Number 4) are anticipated to experience adaptive reuse or increased intensity of the current use and are therefore included as Opportunity Sites. Opportunity Site Number 12 the Dwight / Markey Farm has a large parcel in the southern portion of the site that is outside the Urban Growth Boundary, the parcel is currently anticipated to develop but its future use is tentative based on the development of the remainder of the site. If the northern portion of the site has intense development the southern portion is anticipated to remain agriculture.

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Table 11. Opportunity Sites

Opportunity Site	Preferred Land Use 2012 Committee	Allowable Land Use 2012 Current Zoning	Acres
1 - Queensgate Shopping Center	Commercial - redevelopment*	CS - Shopping Commercial	33
2 - Grove Godfrey Daehnke Properties	Mixed Use - Commercial / Industrial / Office	RM5 - Medium Density Residential	119
3 - Dairyland Square / Streavig Property	Commercial - redevelopment*, Low Density Residential - preferred if pending Subdivision Land Development plan is not approved	RH9 - High Density Residential and CS - Shopping Commercial	102
4 - Community Center	Park / Open Space - redevelopment*	OP - Office Professional	9
5 - Waltermyer / Acco Drive Site	Mixed Use - Commercial / Low Density Residential	RL3 - Low Density Residential	58
6 – Tyler Run Site	Developed - No Longer Considered An Opportunity Site	RL3 - Low Density Residential	16
7 - Larkin Field	Industrial	RM5 - Medium Density Residential	105
8 - Rineer / Prindle Site	Low Density Residential, Neighborhood Commercial - possible Village Center	RL3 - Low Density Residential, RM5 - Medium Density Residential, and FO - Farming Open Space	352
9 – Old Exit 6 Site	Mixed Use - Commercial / Industrial	RL3 - Low Density Residential and FO - Farming Open Space	148
10 – Fitz Park West Site	Developed - No Longer Considered An Opportunity Site	RL3 - Low Density Residential and FO - Farming Open Space	136
11 – Fitz / Newcomer Farm	Industrial	FO - Farming Open Space	47
12 - Dwight / Markey Farm	Mixed Use - Commercial / Industrial	RL3 - Low Density Residential and FO - Farming Open Space	101
13 – Ore Valley Farm	Mixed Use - Commercial / Industrial	RL3 - Low Density Residential and FO - Farming Open Space	103
14 – Key Way Extension	Mixed Use - Commercial / Industrial	RL3 - Low Density Residential	8
Total Acres			1,337

* Redevelopment: A developed site to be further developed under the same use or to be developed as an alternative use under permitted uses of the Zoning District.

Source: York Township Data, 2002.

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D. York Township Land Use 2012

The conglomeration of pending subdivision and land development, anticipated areas of development, current development trends, and Opportunity Sites provides the basis of the land use assumptions based on current zoning for York Township 2012. Tables 12 and Map 7: Assumed Land Use / Land Cover 2012 represent all of the land use assumptions.

Map 5 Developable Land with Assumed Development 2012 illustrated where development is anticipated to occur. Development sites include the Opportunity Sites and residential and commercial uses along Cape Horn Road, Springwood Road, Chestnut Hill Road, Camp Betty Washington Road, and Indian Rock Dam Road, among others. Table 12 illustrates anticipated types of development.

Table 12: 2001 Existing Land Use & Assumed Land Use 2012

Land Use Type	Existing 2001		Assumed 2012 Based On Current Zoning		Change 2001 to 2012	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent
Residential	4,405	27%	7,375	45%	2,970.6	18%
Commercial	647	4%	799	5%	152.5	1%
Industrial	146	1%	204	1%	58.1	0%
Transportation	1,312	8%	1,312	8%	-	0%
Parks / Open Space	454	3%	454	3%	-	0%
Agriculture	6,034	37%	3,647	22%	(2,387.1)	-15%
Forests	2,686	16%	1,904	12%	(782.3)	-5%
Lakes	9	0.1%	9	0%	-	0%
NWI Wetlands	263	2%	253	2%	(9.9)	0%
Institutional	422	3%	421	3%	(1.1)	0%
Total	16,377	100%	16,378	100%	~	~

NOTE: the difference in 2001 Existing and Assumed 2012 total acreages are due to rounding errors.

Source: Extrapolated from Table A.1 2001 Existing Land Use / Land Cover and A.2 Assumed Land Use / Land Cover 2012, Appendix A.

Residential land use is anticipated to continue growing in the township over the next ten years but also anticipated is a change in the density patterns from past residential trends. Future residential development densities are not fully actualized and several alternatives are being explored including a change of minimum lot size, change in lot configuration and preservation of open space.

The increase in Commercial and Industrial acreage is a function of anticipated infill development on current vacant land that's zoned for industrial, commercial, or office professional uses. Agricultural and Forest uses are anticipated to decrease by approximately 3,100 acres in the next ten years, of that acreage approximately 1,600 is currently zoned Farming Open Space (FO).

Institutional uses show a decrease of approximately one acre over the next ten years, the loss includes a subdivision of a single large parcel to a commercial use. Changes anticipated for institutional land uses include changes to intensity of use rather than change in acreage. For instance the Dallastown Area School District recently completed renovations to the High School – Middle School facility and included more classrooms; a similar renovation is anticipated for the Leaders Heights Elementary School within the next ten years. One anticipated change in acreage may involve

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the Waltermyer / Acco Drive Opportunity Site (Number 5) and that change may include 10-12 acres; however the change may not occur within ten years.

Although Table 12 does not indicate an increase in acreage for either Transportation and Parks and Open Space uses, an increase in acreage for both is anticipated but not at a known quantity. Since the majority of development is anticipated to be new development (rather than in-fill development) there are no existing roads in the anticipated development areas. Assuming that land available for all types of development uses twenty percent of the total area for new roads, utilities and easements, there would potentially be an estimated 680 more acres of transportation in the next ten years (3,402 acres from Table 10 multiplied by 0.20 (twenty percent)). As for Parks and Open Space acreage, depending on future residential development patterns more land could be classified as parks and open space and may even include a portion of the acreage identified for transportation considering development of bicycle and pedestrian trails and multi-modal facilities or as required percentage of open space through zoning district requirements.

The following table describes by location the land use assumptions to 2012 that will be used for analyzing the sufficiency of the transportation network and projecting future transportation improvements. Table 13: York Township 2012 Land Use Assumptions by Parcel is a list by site of the parcels anticipated to develop in the next ten years and the assumed development to occur based on current zoning. Included in the table are all the types of land uses with the exception of residential which includes only properties anticipated to yield five or more units upon development.

Table 13: York Township 2012 Land Use Assumptions by Parcel; Residential

Unique ID	Assumed Development Using Current Zoning	Assumed Units	Current Zoning	Parcel Address	Opportunity Site	Acres
2 5654	Low Density Residential	20	RL3	RT 66139 2626 VIREO RD	14	7.8
1 1451	Low Density Residential	28	RL3	SPRINGWOOD RD	13	16.3
1 1956	Low Density Residential	43	F-O	SPRINGWOOD RD	13	46.1
1 1738	Low Density Residential	12	RL3	CHESTNUT HILL RD LOT 1	13	4.8
1 1704	Low Density Residential	35	RL3	2605 SPRINGWOOD RD	13	14.4
1 1915	Low Density Residential	11	RL3	2555 SPRINGWOOD RD	13	4.1
1 1712	Low Density Residential	21	RL3	2575 SPRINGWOOD RD	13	8.3
1 1716	Low Density Residential	23	RL3	SPRINGWOOD RD	13	8.8
3 6812	Low Density Residential	9	F-O	2787 JOPPA RD	12	10.2
3 7232	Low Density Residential	63	F-O	OLD SUSQUEHANNA TR	12	68.6
2 6068	Low Density Residential	43	RL3	2710 JOPPA RD	12	22.6
1 781	Low Density Residential	27	F-O	SPRINGWOOD RD	11	28.5
1 861	Low Density Residential	29	F-O	SPRINGWOOD RD	11	31.4
1 952	Low Density Residential	225	RL3	CAMP BETTY WASHINGTON R	10	88.0
1 964	Low Density Residential	27	RL3	1933 CAMP BETTY WASHINGT	10	10.6
1 857	Low Density Residential	47	RL3	CAMP BETTY WASHINGTON R	10	18.3
1 787	Low Density Residential	39	RL3	700 BELLE RD	10	18.7
1 690	Low Density Residential	24	F-O	CHESTNUT HILL RD	9	28.3
1 689	Low Density Residential	52	F-O	2335 SPRINGWOOD LOT 1E	9	62.5
1 636	Low Density Residential	7	F-O	TYLER RUN RD OFF OF	9	9.1
1 957	Low Density Residential	6	F-O	E SPRINGWOOD LOT 1C RD	9	6.8
1 1165	Low Density Residential	15	RL3	2355 SPRINGWOOD RD	9	6.5
2 3475	Low Density Residential	74	F-O	335 OAK RD	8	85.7
1 1971	Low Density Residential	43	RL3	SPRINGWOOD RD	8	18.4
2 3590	Low Density Residential	17	F-O	255 OAK RD	8	18.0
2 4262	Low Density Residential	8	F-O	OAK ST	8	9.0
2 3869	Low Density Residential	15	F-O	225 OAK RD	8	15.4
1 2370	Low Density Residential	16	F-O	SCHOOL ST	8	17.7
1 2937	Low Density Residential	15	F-O	SCHOOL ST	8	16.4
2 3223	Low Density Residential	61	F-O	155 OAK ST	8	66.1
1 2699	Low Density Residential	38	F-O	SCHOOL ST	8	40.8
1 2333	Low Density Residential	52	F-O	FOREST RD	8	64.5
2 4186	High Density Residential	597	RH9	CRESTVIEW DR	7	40.7
2 4854	High Density Residential	324	RH9	LOT 511R CRESTVIEW	7	21.6
2 4382	High Density Residential	375	RH9	250 COVENTRY RD	7	25.0
2 4791	High Density Residential	116	RH9	290 COVENTRY RD	7	7.7
2 4255	High Density Residential	148	RH9	COVENTRY RD	7	9.9
2 2251	Low Density Residential	40	RL3	DEW DROP LOT 3 RD	6	16.0
2 1690	Low Density Residential	146	RL3	2199 S QUEEN ST REAR	5	57.8
3 9909	Low Density Residential	201	RL3	COUNTRY CLUB RD	3	67.3
3 10348	High Density Residential	269	RH9	DAIRYLAND SQUARE REAR	3	17.9
2 3749	Medium Density Residential	112	RM5	POWDER MILL RD	2	25.4
2 4118	Medium Density Residential	94	RM5	253 CHERRY ST	2	21.4
2 2942	Medium Density Residential	255	RM5	2326 S QUEEN ST	2	58.1
2 3709	Medium Density Residential	62	RM5	2324 S QUEEN ST	2	14.1
2 4275	Low Density Residential	9	F-O	NEAR SPRING GARDEN TOWNSHIP	0	10.3
3 7124	Low Density Residential	10	F-O	2484 CROLL SCHOOL RD	0	9.7
2 6758	Low Density Residential	6	F-O	OVERLOOK DR	0	6.2
2 4987	Low Density Residential	8	F-O	CROLL SCHOOL RD	0	8.3
2 4416	Low Density Residential	79	F-O	380 INDIAN ROCK DAM RD	0	84.9
2 6287	Low Density Residential	10	F-O	2495 CROLL SCHOOL RD	0	10.6
2 5809	Low Density Residential	18	F-O	2535 OVERLOOK DR	0	22.2

Current Zoning

RL3 - Low Density Residential

RM5 - Medium Density Residential

RH9 - High Density Residential

F-O - Farming Open Space

Table 13: York Township 2012 Land Use Assumptions by Parcel; Residential

Unique ID	Assumed Development Using Current Zoning	Assumed Units	Current Zoning	Parcel Address	Opportunity Site	Acres
2 5456	Low Density Residential	42	F-O	2485 CROLL SCHOOL RD	0	47.8
2 5062	Low Density Residential	7	F-O	2445 CROLL SCHOOL RD	0	9.3
1 844	Low Density Residential	26	F-O	601 CHESTNUT HILL RD	0	20.8
2 2212	High Density Residential	192	RH9	OLD BALTIMORE PIKE RD	0	12.8
2 2986	Low Density Residential	24	RL3	2307 JOPPA RD	0	9.2
2 4537	High Density Residential	46	RH9	ASIDE 2501 S QUEEN ST	0	3.1
1 4277	Medium Density Residential	6	RM5	3070 SPRINGWOOD RD	0	1.6
1 4015	Medium Density Residential	14	RM5	FRUITLYN DR	0	3.3
1 3788	Medium Density Residential	48	RM5	YOE DR	0	10.8
1 4046	Medium Density Residential	114	RM5	150 YOE DR	0	25.9
1 481	High Density Residential	186	RH9	2406 CAPE HORN RD	0	12.4
3 33	High Density Residential	102	RH9	651 CHAMBERS RD	0	6.8
1 835	Low Density Residential	5	RL3	2550 CAPE HORN RD	0	2.0
3 6166	High Density Residential	94	RH9	389 W CHESTNUT ST	0	6.6
3 6106	High Density Residential	42	RH9	WALNUT ST	0	2.8
3 6216	High Density Residential	18	RH9	735 DEL HILL RD	0	1.2
3 6247	High Density Residential	8	RH9	WALNUT ST	0	0.5
3 6284	High Density Residential	43	RH9	365 N WALNUT ST	0	2.9
3 5717	High Density Residential	35	RH9	ORCHARD ST	0	1.6
3 5000	High Density Residential	177	RH9	690 OAK ST	0	11.8
1 1884	Low Density Residential	6	RL3	2824 CAPE HORN RD	0	2.5
2 5651	Medium Density Residential	10	RM5	149 COVENTRY RD	0	2.3
3 3689	High Density Residential	68	RH9	80 SCHOOL ST	0	4.5
2 5278	Medium Density Residential	85	RM5	LOCUST HILL RD	0	19.3
2 5407	High Density Residential	202	RH9	LOT 75 M&G	0	13.4
1 6790	Medium Density Residential	81	RM5	3565 SPRINGWOOD RD	0	18.4
1 8008	High Density Residential	15	RH9	SPRINGWOOD RD	0	1.0
1 7851	High Density Residential	27	RH9	SPRINGWOOD RD	0	1.8
1 5759	Medium Density Residential	29	RM5	3445 SPRINGWOOD RD	0	6.6
1 5340	Medium Density Residential	51	RM5	3405 SPRINGWOOD RD	0	11.7
1 5690	Medium Density Residential	15	RM5	GEORGE ST	0	3.5
1 5849	Medium Density Residential	120	RM5	CAPE HORN RD	0	27.3
1 5767	Medium Density Residential	11	RM5	CAPE HORN RD LOT 2	0	2.5
1 5938	Medium Density Residential	21	RM5	GOTHAM LOT 4 PL	0	4.8
1 5882	Medium Density Residential	29	RM5	CAPE HORN RD	0	6.6
1 6376	Medium Density Residential	63	RM5	CAPE HORN RD	0	14.3
2 6534	Medium Density Residential	18	RM5	30 DALLAS DR	0	4.1
2 6439	Medium Density Residential	16	RM5	DALLAS DR	0	3.8
2 3718	High Density Residential	128	RH9	25 MEMORY LN	0	8.5
2 4023	High Density Residential	11	RH9	50 SCHOOL ST	0	0.7
2 4069	High Density Residential	14	RH9	72 E SCHOOL ST	0	0.9
2 2809	Medium Density Residential	19	RM5	216 DEW DROP RD	0	4.3
2 2728	High Density Residential	8	RH9	204 DEW DROP RD	0	0.5
2 2904	High Density Residential	8	RH9	DAISY RD	0	0.5
2 2885	High Density Residential	8	RH9	DAISY RD	0	0.6
2 2835	High Density Residential	7	RH9	DAISY RD	0	0.5
3 1338	Low Density Residential	6	RL3	253 TYLER RUN RD	0	2.5
3 1319	Medium Density Residential	5	RM5	310 DONNA LN	0	1.2
2 4294	Low Density Residential	30	RL3	47 FAIR ACRES DR	0	11.7
3 1169	Low Density Residential	15	RL3	438 GREEN SPRING LN	0	5.9
2 846	Medium Density Residential	10	RM5	2033 S QUEEN ST	0	2.2
3 10856	Medium Density Residential	50	RM5	380 MELLINGER DR	0	12.5

Current Zoning

RL3 - Low Density Residential

RM5 - Medium Density Residential

RH9 - High Density Residential

F-O - Farming Open Space

Table 13: York Township 2012 Land Use Assumptions by Parcel; Residential

Unique ID	Assumed Development Using Current Zoning	Assumed Units	Current Zoning	Parcel Address	Opportunity Site	Acres
3 10817	Medium Density Residential	40	RM5	SUMMIT DR	0	9.0
3 10786	Medium Density Residential	5	RM5	RIDGELYN DR LOT 3	0	1.2
3 10619	Medium Density Residential	31	RM5	330 MELLINGER DR	0	7.2
2 3726	Medium Density Residential	13	RM5	2443 PINE GROVE RD	0	3.0
2 4098	Medium Density Residential	7	RM5	2480 JOPPA RD	0	1.6
2 4395	Medium Density Residential	5	RM5	JOPPA ROAD	0	1.2
2 3870	Medium Density Residential	66	RM5	2525 JOPPA	0	15.0
2 4035	Medium Density Residential	28	RM5	2505 JOPPA RD	0	6.4
2 4030	Medium Density Residential	9	RM5	PINE GROVE RD	0	2.1
2 4104	Medium Density Residential	8	RM5	41 DEW DROP RD	0	1.9
2 4332	Low Density Residential	18	RL3	300 CHERRY ST	0	6.9
2 5018	Low Density Residential	6	RL3	27 MERRIN RD	0	2.4
2 4448	Medium Density Residential	11	RM5	CHERRY MANOR DR	0	2.5
2 7066	Medium Density Residential	44	RM5	DALLAS LOT 133 DR	0	10.5
2 7939	Medium Density Residential	14	RM5	DALLAS LOT 3 DR	0	3.5
3 10402	Low Density Residential	11	RL3	BLYMIRE RD 531	0	4.4
3 9988	Low Density Residential	6	RL3	GARY DR W OF LOT 42	0	2.5
3 10661	Medium Density Residential	6	RM5	NEW SCHOOL LN	0	1.4
2 8257	Medium Density Residential	9	RM5	HONEY VALLEY RD	0	1.9
2 8596	Medium Density Residential	17	RM5	2955 HONEY VALLEY RD	0	3.9
2 8071	Medium Density Residential	25	RM5	2931 HONEYVALLEY RD	0	5.7
3 10117	Low Density Residential	6	RL3	OFF COUNTRY CLUB RD	0	2.4
2 8445	Low Density Residential	16	RL3	IRONSTONE RD OFF OF	0	6.1
2 8687	Low Density Residential	8	RL3	ANNETTE DR LOT 4	0	3.1
3 10819	Low Density Residential	6	RL3	LOT 4 STONEHEDGE	0	2.2
3 9748	Low Density Residential	47	F-O	270 S DUKE ST	0	52.0
3 9992	Low Density Residential	15	F-O	S DUKE ST	0	16.6
3 10417	Low Density Residential	12	F-O	345 S DUKE ST	0	13.1
3 10502	Medium Density Residential	32	RM5	680 WILSON AVE	0	7.3
1 794	Low Density Residential	140	F-O	CAMP BETTY WASHINGTON R	0	54.5
2 8078	Medium Density Residential	8	RM5	329 MAJESTIC CIR	0	1.7
3 11430	Low Density Residential	82	F-O	PARK EXTD ST	0	87.0
2 9312	Low Density Residential	5	F-O	GREEN VALLEY RD	0	6.6
2 9134	Low Density Residential	6	F-O	GREEN VALLEY RD	0	7.1
2 7356	Low Density Residential	69	F-O	2770 IRONSTONE HILL RD	0	75.7
2 8560	Low Density Residential	6	F-O	RD 25 BOX 30	0	8.0
2 8912	Low Density Residential	10	F-O	2812 VIREO DR	0	11.8
3 9527	Low Density Residential	28	F-O	133 WOODTHRUSH DR	0	29.6
2 6039	Low Density Residential	60	F-O	OVERLOOK DR	0	66.0
3 10868	Low Density Residential	6	F-O	885 S PLEASANT AVE	0	7.4
3 11053	Low Density Residential	35	F-O	720 ALDINGER RD	0	43.5
3 10684	Medium Density Residential	21	RM5	790 SUMMIT DR	0	4.8
3 10482	Low Density Residential	10	F-O	S PLEASANT AVE	0	10.8
3 10666	Low Density Residential	8	F-O	611 S PLEASANT AVE	0	8.8
3 10715	Medium Density Residential	19	RM5	1030 1032 BLYMIRE RD	0	5.6
3 10595	Low Density Residential	24	F-O	S PLEASANT AVE	0	25.2
2 7866	Medium Density Residential	57	RM5	S FRANKLIN ST	0	13.8
3 9192	Medium Density Residential	5	RM5	S FRANKLIN ST EXTD	0	1.1
2 9117	Medium Density Residential	7	RM5	256 S FRANKLIN ST	0	1.6
2 9094	Medium Density Residential	8	RM5	HONEY VALLEY RD	0	1.9
2 8458	Medium Density Residential	14	RM5	228 S FRANKLIN ST	0	3.3
3 10280	Low Density Residential	6	RL3	HONEY VALLEY RD	0	2.2

Current Zoning

RL3 - Low Density Residential

RM5 - Medium Density Residential

RH9 - High Density Residential

F-O - Farming Open Space

Table 13: York Township 2012 Land Use Assumptions by Parcel; Residential

Unique ID	Assumed Development Using Current Zoning	Assumed Units	Current Zoning	Parcel Address	Opportunity Site	Acres
3 10446	Low Density Residential	15	RL3	3105 HONEY VALLEY RD	0	5.7
3 10535	Low Density Residential	23	RL3	3125 HONEY VALLEY RD	0	8.9
3 9565	Low Density Residential	7	RL3	2940 ASHGROVE LN	0	2.6
2 9782	Low Density Residential	42	RL3	IRONSTONE HILL RD	0	19.4
2 9547	Low Density Residential	18	RL3	SPARTAN RD	0	6.9
2 7825	Low Density Residential	18	RL3	581 GREEN VALLEY RD	0	6.9
2 8362	Low Density Residential	8	F-O	465 GREEN VALLEY RD	0	8.2
2 9154	Low Density Residential	20	RL3	2855 IRONSTONE HILL RD	0	8.3
3 10942	Low Density Residential	18	RL3	465 DAIRYLAND DR	0	7.2
3 10815	Low Density Residential	13	RL3	LOT 2 DAIRYLAND DR	0	5.2
3 10769	Low Density Residential	33	RL3	460 S FRANKLIN ST	0	12.9
3 10812	Low Density Residential	6	RL3	445 S FRANKLIN ST EXTD	0	2.5
3 10653	Low Density Residential	17	RL3	425 S FRANKLIN ST EXTD	0	6.5
3 10630	Low Density Residential	12	RL3	SOUTH OF S FRANKLIN LOT	0	4.8
3 10371	Low Density Residential	13	RL3	173 COUNTRY CLUB RD	0	5.2
2 4034	Low Density Residential	30	F-O	INDIAN ROCK DAM RD	0	32.7
2 4219	Low Density Residential	11	F-O	INDIAN ROCK DAM RD	0	12.4
2 6113	Low Density Residential	8	F-O	OVERLOOK DR	0	9.1
3 6725	Low Density Residential	7	RL3	2709 VIREO RD	0	2.8
2 6512	Low Density Residential	9	RL3	S GEORGE ST	0	3.3
2 3550	Medium Density Residential	119	RM5	DEW DROP RD	0	27.0
2 4555	Medium Density Residential	6	RM5	1915 EBONY DR	0	1.3
2 3961	Medium Density Residential	7	RM5	67 DEW DROP RD	0	1.6
2 3913	Medium Density Residential	11	RM5	LOT 2 PINE GROVE RD	0	2.5
2 3495	Medium Density Residential	32	RM5	FAIRVIEW RD	0	7.3
2 3395	Medium Density Residential	10	RM5	DEW DROP RD	0	3.2
2 2748	High Density Residential	26	RH9	DEW DROP RD	0	1.7
2 2682	High Density Residential	21	RH9	200 DEW DROP RD	0	1.4
2 1911	High Density Residential	50	RH9	2118 BAYBERRY LN	0	3.3
2 1809	Low Density Residential	7	RL3	TYLER RUN RD	0	3.8
2 3524	Low Density Residential	7	RL3	2424 JOPPA RD	0	2.8
2 3853	Low Density Residential	9	RL3	2455 S GEORGE ST	0	3.6
2 2179	High Density Residential	29	RH9	CHESTNUT LANE LOT 9	0	1.9
2 3795	Low Density Residential	8	RL3	258 MONUMENT DR	0	7.8
2 4036	Low Density Residential	19	RL3	290 MONUMENT DR	0	9.0
2 4509	Low Density Residential	5	RL3	S GEORGE ST	0	2.0
2 4375	Low Density Residential	12	F-O	INDIAN ROCK DAM RD	0	12.9
1 4349	Medium Density Residential	12	RM5	OFF OF WALNUT ST LOT 2	0	3.1
1 4623	Medium Density Residential	11	RM5	460 N WALNUT ST	0	3.8
1 4351	Medium Density Residential	14	RM5	FRUITLYN DR	0	3.1
1 4240	Medium Density Residential	16	RM5	FRUITLYN DR	0	3.6
1 4360	Medium Density Residential	6	RM5	300 FRUITLYN DR	0	1.3
2 6917	Low Density Residential	11	RL3	IRONSTONE HILL RD	0	4.2
1 6989	Medium Density Residential	15	RM5	169 WINNERS CIRCLE DR	0	3.5
3 1622	Low Density Residential	32	RL3	1855 WESTWOOD LN	0	12.5
1 658	Low Density Residential	59	RL3	OLD DUTCH LN	0	22.7
1 772	High Density Residential	197	RH9	2724 HUNT CLUB DR	0	13.1
Assumed Total Units		8,679				2,812

Current Zoning

RL3 - Low Density Residential

RM5 - Medium Density Residential

RH9 - High Density Residential

F-O - Farming Open Space

Table 13: York Township 2012 Land Use Assumptions by Parcel; Non-Residential

Unique ID	Assumed Development Using Current Zoning	Assumed Development Square Feet	Current Zoning	Parcel Address	Opportunity Site	Parcel Size (Acres)
3 9802	Commercial	363,730	CS	DAIRYLAND SQ SHOPPING C	3	16.7
2 773	Commercial	723,740	CS	2081 SPRINGWOOD RD	1	33.2
2 2322	Commercial - Office	1,604,460	OP	OLD BALTIMORE PIKE RD	0	25.7
1 660	Commercial	733,170	CS	ROSSLARE RD	0	11.2
1 701	Commercial	272,610	CS	CAPE HORN RD LOT 7	0	12.5
3 4596	Industrial	45,020	I	GEORGE ST	0	3.5
3 4619	Industrial	50,110	I	ORCHARD ST	0	2.3
3 4432	Industrial	35,860	I	SPRINGWOOD RD LOT 3	0	2.9
2 5990	Commercial	36,910	CS	LOT 75 M&G	0	1.7
1 4341	Commercial	52,680	CS	LOMBARD ST LOT 3	0	2.4
1 5365	Commercial	280,560	CS	CAPE HORN RD LOT 2	0	12.9
1 5011	Commercial	132,830	CS	CAPE HORN RD	0	6.1
1 8282	Industrial	76,390	I	SPRINGWOOD RD	0	3.5
1 6305	Industrial	124,499	I	224 E FOURTH ST	0	5.7
1 6642	Industrial	92,310	I	E 4TH ST	0	4.2
1 6107	Industrial	200,520	I	ORCHARD HILL LN	0	9.2
1 6466	Industrial	28,740	I	SPRINGWOOD RD LOT 1	0	3.0
1 5744	Industrial	77,540	I	E GEORGE ST	0	4.5
1 5874	Industrial	153,070	I	LOT 2 MA & PA R R	0	7.0
1 5969	Industrial	55,020	I	SPRINGWOOD RD	0	3.3
1 6232	Industrial	29,320	I	GEORGE ST LOT 2	0	2.4
1 6088	Industrial	7,520	I	W OF SPRINGWOOD RD	0	0.3
1 6137	Industrial	28,200	I	NEAR YOE	0	1.3
3 6	Commercial	25,680	CS	PROSPECT ROAD	0	1.2
2 1906	Commercial - Office	53,610	OP	OLD BALTIMORE PIKE RD	0	1.1
2 1772	Commercial	23,090	CS	200 PAULINE DR	0	1.1
2 5226	Commercial - Office	119,130	OP	INDIAN ROCK LOTS 1-2	0	1.8
2 924	Commercial	73,230	CH	S QUEEN ST	0	3.4
3 5839	Commercial	28,150	CS	ALLEGHENY DR	0	1.3
2 5060	Commercial - Office	510,780	OP	LEADERS HEIGHTS RD LOT	0	7.8
2 4628	Commercial - Office	11,610	OP	JOPPA RD	0	0.2
2 4523	Commercial	85,360	CS	2495 PINE GROVE RD	0	3.9
2 4636	Commercial - Office	178,260	OP	POWDER MILL RD	0	2.7
2 4896	Commercial - Office	29,700	OP	1928 POWDER MILL RD	0	0.5
2 5405	Commercial	19,580	CS	168 LEADER HEIGHTS RD	0	0.9
2 5562	Commercial	8,490	CS	CROSSWAY DR	0	0.4
2 5432	Commercial	40,510	CS	198 LEADER HEIGHTS RD	0	1.9
2 5670	Commercial	95,710	CS	160 CROSSWAY DR	0	4.4
3 10833	Commercial - Office	76,080	OP	BLYMIRE RD	0	1.2
2 6387	Commercial	1,340	CS	154 LEADERS HEIGHTS RD	0	0.1
2 6187	Commercial	94,700	CS	100 LEADERS HEIGHTS ROAD	0	4.3
2 4587	Commercial - Office	3,420	OP	LEADERS HEIGHTS RD	0	0.1
2 2412	Commercial - Office	130,920	OP	DEW DROP RD LOT 8	0	2.0
2 2174	Commercial - Office	739,590	OP	290 308 ST CHARLES WAY	0	12.4
2 2248	Commercial - Office	366,150	OP	40 WYNTREBROOK DR	0	5.6
2 2014	Commercial - Office	84,540	OP	1600 S GEORGE ST	0	1.3
2 2096	Commercial - Office	61,380	OP	1650 S GEORGE ST	0	0.9
2 2249	Commercial - Office	14,790	OP	10 WYNTREBROOKE DR	0	0.9
2 2198	Commercial - Office	24,390	OP	WYNTREBROOKE DR	0	0.7
2 2113	Commercial - Office	54,090	OP	WYNTRE BROOK DR	0	0.8
2 2328	Commercial - Office	299,130	OP	2235 BALTIMORE PIKE	0	5.1

Current Zoning
 OP - Office Professional
 CS - Shopping Commercial
 CH - Commercial Highway
 I - Industrial

Table 13: York Township 2012 Land Use Assumptions by Parcel; Non-Residential

Unique ID	Assumed Development Using Current Zoning	Assumed Development Square Feet	Current Zoning	Parcel Address	Opportunity Site	Parcel Size (Acres)
2 2288	Commercial - Office	207,720	OP	S GEORGE ST	0	4.5
2 4672	Commercial	9,250	CS	2550 PINE GROVE RD	0	2.1
1 4362	Commercial	10,530	CS	LOMBARD ST	0	0.5
1 4273	Commercial	22,720	CS	LOMBARD ST	0	1.0
2 6024	Commercial	63,850	CS	LOT 16 RIGBYS	0	2.9
2 6223	Commercial	9,430	CS	2801 S QUEEN ST	0	0.4
2 6906	Commercial	4,700	CS	2750 2756 S QUEEN ST	0	1.8
1 1373	Commercial	50,930	CS	PAULINE DR LOT 4A	0	2.3
1 1294	Commercial	56,690	CS	PAULINE LOT 3 DR	0	2.6
2 1788	Commercial	39,910	CS	PAULINE DR LOT 2	0	1.8
3 2	Commercial	29,610	CS	PROSPECT ROAD	0	1.4
-residential Development		8,963,559				264.8

Current Zoning
 OP - Office Professional
 CS - Shopping Commercial
 CH - Commercial Highway
 I - Industrial